

CALL TO ORDER

- I. Mayor Taylor called the regular meeting of the Plan Commission of April 06, 2006, to order at 7:02 PM in the Council Chambers of Franklin City Hall, 9229 W. Loomis Road, Franklin, Wisconsin. Present were Alderman Skowronski and Commissioners Ziegenhagen, Ritter, Haley, Bennett & Hanneman. Also present were Senior Planner Booth, Planner II Mentkowski & City Attorney Wesolowski.

MINUTES

Regular meeting of March 23, 2006

- II. A. Alderman Skowronski moved and Commissioner Hanneman seconded to approve the minutes of the regular meeting of the Plan Commission of Thursday, March 23, 2006. Commissioner Bennett abstained. Upon voice vote, all voted 'aye.' Motion carried.

PUBLIC HEARINGS

Special Use

**Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center**

The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed). PUBLIC HEARING IS CONTINUED FROM MARCH 23, 2006 MEETING.
Approximately 10101 South 27th Street
B-7 South 27th Street Mixed Use Office District

- III. A. The Public Hearing was continued from the Plan Commission meeting of March 23rd, 2006. No member of the public coming forward the Public Hearing was closed at 7:12 PM.

BUSINESS

Special Use

**Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center**

The construction of a building greater than 40,000 gross square feet and for the construction of a health care center with overnight patient beds, thus requiring Special Use approval for hospital use, as stated by the applicant (The City of Franklin has not made any specific determination as to the defined actual use/facility proposed).
Approximately 10101 South 27th Street
B-7 South 27th Street Mixed Use Office District

- IV. A. Alderman Skowronski moved and Commissioner Ziegenhagen seconded to recommend approval of a resolution subject to technical corrections by staff. Second withdrawn. Motion withdrawn.

Commissioner Hanneman moved and Alderman Skowronski seconded to recommend approval of a resolution imposing conditions and restrictions for the approval of a special use for a building greater than 40,000 gross square feet pursuant to §15-3.0306A.A.5 of the City of Franklin Unified Development Ordinance and for a health care center with overnight patient beds pursuant to §15-3.0306A.C. and Table 15-3.0603 of the Unified Development Ordinance listing, 8062 General Medical and Surgical Hospitals as a Special Use for property located at approximately 10101 South 27th Street (Wheaton Franciscan Services, Inc., Applicant), subject to all technical corrections. Upon voice vote, all voted 'aye.' The Mayor requested that with no objection the minutes show the motion carried unanimously.

Special Use

**Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center**

Requested waiver of South 27th Street Design Overlay District Standards:

- I. 15-3.0306A. Minimum Principal Building Coverage
 - II. 15-5.0203 Number of Parking Spaces Required
 - III. 15-3.0352 Location of Required Parking
- Approximately 10101 South 27th Street
B-7 South 27th Street Mixed Use Office District

- B. Commissioner Haley moved and Commissioner Ritter seconded to approve the requested waivers from the South 27th Street Design Overlay District Standards, to wit, § 15-3.0306A. Minimum Principal Building Coverage; §15-5.0203 Number of Parking Spaces Required and §15-3.0352 Location of Required Parking. (Approval requires five (5) affirmative votes of the Plan Commission.) Upon voice vote, all voted 'aye.' The Mayor requested that with no objection the minutes show the motion carried unanimously.

Certified Survey Map

**Wheaton Franciscan Services, Inc.
Wheaton Franciscan Healthcare Center**

1-lot Certified Survey Map
Approximately 10101 South 27th Street,
Zoned B-7 South 27th Street Mixed Use Office District

- C. Alderman Skowronski moved and Commissioner Bennett seconded to approve a resolution conditionally approving a 1-lot Certified Survey Map, being a division of a part of the Southeast 1/4 of Section 25, Town 5 North Range 21East in the City of Franklin, Milwaukee County, Wisconsin (Wheaton Franciscan Services, Inc., Applicant), (approximately 10101 South 27th Street), subject to technical corrections. Upon roll call vote: voting 'aye:' Commissioner Ziegenhagen, Commissioner Ritter, Commissioner Haley, Commissioner Bennett, Alderman Skowronski and Commissioner Hanneman. Voting 'no:' (no one). Motion carried unanimously.

Concept Review**Gayle Kay**

Central Bark Doggy Day Care
Approximately 9563 South 60th Street
M-1 Limited Industrial District

- D. Applicant presented project. There was spirited discussion by the Commissioners. No action needed; none taken.

Concept Review**Robert Schweitzer**

Certified Survey Map
Approximately 10555 South 92nd Street
R-1 Countryside/Estate Single-Family Residence District, C-1
Conservancy and FW Floodway District

- E. Applicant presented project. There was spirited discussion by the Commissioners. No action needed; none taken.

Comprehensive Master Plan**City of Franklin**

- F. There was spirited discussion by the Commissioners. No action needed; none taken.

**Announcement: Next Meeting scheduled for Thursday,
April 13, 2006**

- G. No action needed; none taken.

Adjournment

- V. Commissioner Ritter moved and Commissioner Hanneman seconded to adjourn the Thursday, April 06, 2006, regular meeting of the Plan Commission, at 8:43 PM. Upon voice vote, all voted 'aye.' Motion carried. The meeting was adjourned.